

CONSERVATION AREA APPRAISAL



MINTON

DESIGNATED 10TH FEBRUARY 1994



PLANNING (LISTED BUILDINGS AND CONSERVATION AREA) ACT, 1990

MINTON CONSERVATION AREA

STATEMENT

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1. PLAN OF THE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT, 1990

MINTON CONSERVATION AREA

1.0 THE EXTENT OF MINTON CONSERVATION AREA

- 1.1 The Minton Conservation Area consists of most of the village of Minton in the Parish of Church Stretton as illustrated in the Minton Conservation Area Plan.

2.0 THE DESIGNATION OF MINTON CONSERVATION AREA

- 2.1 Minton Conservation Area was designated as a conservation area by South Shropshire Council on the 10th February 1994 in accordance with the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.



3.0 THE HISTORY OF MINTON

- 3.1 Domesday records show that the Saxon Earl Lewric held the manors of Munetune (Minton) and Witechestowe (Whittingslow) but by 1086 they are recorded as being part of Roger de Montgomery's manor of Stretune. Munetune means township by a mountain. It has been suggested that the village plan of farms and cottages around the village green is a typical Saxon layout, by others it was the result of remodelling following the construction of the 'Motte' by the Normans.

4.0 THE CHARACTERISTICS OF THE MINTON CONSERVATION AREA

Introduction

- 4.1 Minton is a small hamlet with a mainly agricultural community. There are 15 dwellings, several attractive buildings, five of which are listed Grade II. There are virtually no services in Minton. Little Stretton being the nearest place with a church and public house, Church Stretton having the shops, schools and railway.
- 4.2 A character appraisal of the village has been carried out and the main findings are set out under the following headings: -

Setting
Archaeological Significance
Architectural and Historic Quality
Street Scene
Key Buildings

Materials
Natural Features
Negative Factors

Setting

- 4.3 The village of Minton is situated on the eastern slopes of the Long Mynd, south of Church Stretton and Little Stretton in the Parish of Church Stretton. It is in the Shropshire Hills Area of Outstanding Natural Beauty and the Long Mynd behind the village is a designated Site of Special Scientific Interest.

Archaeological Significance

- 4.4 A well-preserved 'mound' or 'motte' lies east of Manor House Farm; it is 25m in diameter, 4.7m in height with a flat summit 10m across (no. 1251). There are signs around the motte of a bailey indicated by the property boundaries running from the motte towards the village green. South of Minton on the slopes of Shooter's Knoll tow fields beyond Minton House are some Lynchets, (no. 1895) and further down the lane is the site of a sacred well (no. 1897). The reference numbers relate to the Shropshire Archaeological Record.
- 4.5 The following are classed as monuments in the Minton Conservation Area: -
- Minton House (Grade II Listing)
(18th Century to Early 20th Century (pre WW1) - 1753 AD to 1913 AD
A house dated 1753 of stone rubble construction, faced with coursed squared stones and a plain old tile roof)
 - Well Cottage (Grade II Listing)
(16th Century to Early 20th Century (pre WW1) - 1550 AD? to 1913 AD
A house of the late 16th to early 17th Century with 20th Century extension. Painted timber frame construction with painted rendered infill panels and a plain-tile roof)
 - Minton Ivanhoe (Grade II Listing)
(16th Century to 17th Century - 1500 AD to 1699 AD
A single storey and attic house of the 17th Century with later extensions, of painted timber frame construction with painted rendered infill panels on a rubble stone plinth. It has a plain-tile roof and a dormer to the front)
 - Former Barn to northeast of Long Mynd House
(17th Century to Early 20th Century (pre WW1) - 1600 AD to 1913 AD
An early 17th Century timber framed barn, converted into a house in the late 20th Century)
 - Long Mynd House (Grade II Listing)
(Medieval to Early 20th Century (pre WW1) - 1400 AD? to 1913 AD
A house of 15th Century origin with 17th Century additions and 20th Century restorations and alterations)
 - Minton Manor Farmhouse (Grade II Listing)
(Late 18th Century - 1767 AD to 1799 AD
A 2-storey farmhouse of the late 18th early 19th Century of coursed stone rubble construction with a plain tile roof and integral brick gable end stacks)

Architectural and Historic Quality

- 4.6 The majority of buildings in Minton are constructed of either timber frames or stone rubble with clay tile roofs. With the exception of the three barn conversions there has been no development in Minton during the past 50 years.

Street Scene

- 4.7 Approaching Minton from the south along the narrow wooded lanes from the A49 or Hamperley and the B4370, Minton House is the first building of substance seen in the hamlet. Next to it is Well Cottage, which is barely visible behind a high evergreen hedge. Passing the village green, on the left are two barn conversions followed by Long Mynd House, and adjacent to the house is an early 17th Century barn of timber frame construction with stone rubble ends and weather boarded sides and a tiled roof. This has been sympathetically converted into a single story dwelling. Beyond is White House Farm and associated buildings.
- 4.8 There are several other interesting buildings in the village. 'Ivanhoe' is an attractive timber frame and plaster cottage with recent additions. The neighbouring cottage of stone construction 'The Green' is also of interest. On the opposite side of the village green is Manor House Farm, another stone fronted house with sash windows and probably earlier extension at right angles behind. The neighbouring Minton Farm and other cottages in the vicinity all add to the attractiveness of the village. The loose grouping of the buildings makes a significant contribution to the sense of place in the village.

Key Buildings

- 4.9 **Long Mynd House** is of 15th Century origin with 17th Century additions and has had 20th Century restorations and alterations. It is a painted timber frame building with painted brick and rendered infill panels, stone rubble, and painted cement rendering. The plain tile roofs have 2 pitches of the old tile banded with the new and it has a stone ridge stack. The house is L-shaped on plan with a 2-bay former open hall range and a 2-bay cross wing, single storey and single storey and attic. The northeast entrance front with, to the right, a projecting cross wing gable of extensively renewed close-studding to the gable truss and first storey with a straight tie beam and 20th Century casement, is jettied over the stone ground-storey wall containing a 2-light casement. To the left is the hall range of square framing 3 panels high with 2-light and 3-light casements. To the left return side of the gable is the close studded first storey over a flat projecting canopy and the 19th Century boarded front door. The southeast gable end has a former full cruck truss that is now truncated below the first-floor level and is set on a stone rubble wall and to the left of the southwest side is the slightly advanced stone gable of the cross wing with a 2-light casement at each storey. To the right is the hall range with its left bay with raised eaves of rendered wall and one 2-light casement to each floor, the door to the left has a projecting tiled gabled porch. The northwest side has close-studded framing above the stone ground storey, which has a 2-light casement to the left.
- 4.10 **Minton House** is dated 1753. There is a suggestion that the house may have been a Drover's Inn but no documentation is available as proof. It is a 2-storey and attic building of stone rubble faced with coursed squared stones, and it has a plain old tile roof. The projecting stepped gable-end chimneys have restored brick stacks with the one to the right now encased in the extension bay. The 3-window range front has 6/6 sashes and a central 19th Century gabled stone porch and

glazed front door. The 3 through-eaves dormers have 3/6 sashes. The windows are in plain ashlar surrounds with keyblocks. The slightly recessed extension bay to the right has a single 6/6 sash at each storey. Later extensions cover the rear. The house has a fine interior including a framed newel staircase and a swept moulded mantelbeam.

- 4.11 **Well Cottage** is a single storey and attic house of the late 16th to early 17th Century with 20th Century single storey stone rubble extensions to the left and the rear. It is of painted timber frame construction with painted rendered infill panels and has a plain tile roof. There is a large detached stepped stone chimney on the left-hand side and a projecting stone chimney to the rear. The front gable has a chamfered jettied straight tie beam and first-floor bressumer, close studding below the tie beam, twin collars and vertical struts over the tie beam incorporating decorative curved braces that form a star pattern. The single 20th Century wood 3-light mullion and transom window at ground level and the 3-light casement at attic level have leaded lights. The square framing is 4 panels high to the returns, the right side with wood casements, and the left side partly covered by a large stone stack and single-storey extensions. The interior has exposed ceiling beams and framing throughout the main wing.

Materials

- 4.12 There seem to be two types of traditional materials used. A number of the buildings are timber framed with plaster nogging on a stone rubble base. Some are of local stone, the larger houses being of dressed stones whilst the others use rubble construction. Most of the roofs have clay tiles.

Natural Features

- 4.13 As the village lies at the bottom of the Long Mynd, all the road approaches are up quite steep narrow winding lanes. The Long Mynd forms a dramatic backcloth to the village. There are striking views from the village across the valley to Ragleth Hill. The hillside is in part heavily wooded though as the land falls away to the east the grassland and trees turn to arable. The rearing of sheep and beef cattle is the main agricultural activity of the area. In the vicinity of Minton are a number of specimen Cedar of Lebanon type trees of some age and size, these giving the area a "park" like appearance.



Negative Factors

- 4.14 This is an attractive collection of cottages and houses. The three barn conversions have been successful in varying degrees but any further development, even small scale, would undermine its character. The poor access to the village from all directions is a major drawback together with the lack of services and facilities.
- 4.15 While it is recognised that Minton is a working village, there are some modern farm buildings whose design and scale leave much to be desired. These buildings in one way or another could be enhanced.

5.0 THE LEGAL FRAMEWORK

- 5.1 Conservation areas are defined by section 69 of the Listed Buildings and Conservation Areas Act 1990 as "...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance". This is a strictly applied definition and should not be confused with Areas of Outstanding Natural Beauty or other designated areas.
- 5.2 Conservation areas are designated by Local Planning Authorities, usually after public consultation, although this is not a legal requirement.

The Effect of Conservation Area Status

The consequences of designation as a conservation area are as follows:

- 5.3 The Local Planning Authority is under a duty "from time to time" to publish and consult on proposals to preserve and enhance conservation areas.
- 5.4 In dealing with planning applications in conservation areas, the Local Planning Authority is required to "pay special attention" to the desirability of preserving or enhancing the character or appearance of the area. This means that there is a higher standard of design required in conservation areas than elsewhere.
- 5.5 Outline planning applications will not normally be entertained.
- 5.6 Planning applications in conservation areas must be advertised as prescribed by Regulations.
- 5.7 It is an **offence** to demolish a building or structure in a conservation area without the consent of the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.8 English Heritage has the power to make grants or loans for preservation or enhancement, although none are currently available.
- 5.9 It is an **offence** to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks notice to the Local Planning Authority. There are some exceptions – please ask before taking action.
- 5.10 Permitted development and the right to display advertisements are more limited than elsewhere.
- 5.11 Telecommunications operators have more onerous obligations placed on them.



6.0 PLANNING POLICY STATEMENT 5

PPS5 is the current policy guidance on protection and enhancement of the historic environment.

Development proposals in conservation areas will need to take into account the requirements of PPS5 and in particular the extracts below.

6.1 Planning Policy Statement 5 Planning for the Historic Environment

HE10.1 Special regard should be given to such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials)

HE10.2 Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development, which makes a positive contribution to an areas character or appearance, or by development which leaves character and appearance unharmed.

- 6.2 In determining applications for proposals to which this policy guidance applies, the Council will have regard to:

Any conservation area statement or village design statement;

The quality of the design and the appropriateness of the proposed use;

The appropriateness of materials and building techniques

Reasons

- a) To ensure new development in a conservation area preserves or enhances its character and appearance and conserves its distinctive qualities;
- b) To ensure that the character or appearance of a conservation area is not adversely affected by the demolition of buildings;
- c) To conform to Policy QE5 of the West Midlands Regional Spatial Strategy;
- d) To conform to PPS5

7.0 Guidance on the policy criteria

7.1 Special regard given to the scale, design and materials means that new developments must blend in with the character of the area, not that individuals building styles must be copied.

- 7.2** The requirement for **demolition of buildings in conservation areas** to be part of the scheme of redevelopment is to avoid unsightly gaps occurring in street frontages.

- 7.3 There is specific **Supplementary Planning Guidance**:
- Conservation Area statements for most conservation areas
 - A variety of Town and Village Design Statements
- 7.4 **Quality and appropriateness of design, materials and use** is required for all proposals in conservation areas. In considering applications for new development in Conservation Areas, the Council will generally have regard to the following criteria:
- The siting of the development must conform to the general pattern of development in the area and not dominate existing buildings or occupy part of their curtilages.
 - The scale of the proposal must be in conformity with the scale of existing buildings within that part of the Conservation Area.
 - The use should be one, which is appropriate to the area and will give rise to development of an appropriate scale.
 - The proportions of the building and its fenestration must be in keeping with the characteristics of existing buildings in the area.
 - The alignment of the proposal along its highway frontage must conform to the pattern of development in the area.
 - The proposal must maintain the characteristics of the roofline of the street as regards height, shape and pitch of roof and is not be of a height, which would intrude onto the skyline from any viewpoint.
 - The proposal should conform to the existing pattern of door and window openings and their detailing prevailing within the area.
 - The proposal should be constructed in materials traditionally used in the Conservation Area matching exactly the colour and texture of that material.
 - The proposal should retain, restore or add traditional boundary walls in stone or brick in accordance with the tradition in the Conservation Area.
 - The proposal should retain existing trees and provide for the planting of new specimen trees where possible.
 - The proposal should retain, and take account of traditional burgage plot layouts or other historic plot and layout forms and ancillary buildings and boundary treatments.

8.0 OTHER CRITERIA

- 8.1 As far as possible the Council aims to conserve **traditional shopfronts** by preventing their removal and discouraging unsuitable alterations. Proposals for **new shopfronts and fascias** within conservation areas will be permitted provided: -
- they complement both the architectural character and detail of the building onto which they are to be fitted.
 - they do not result in the removal of any existing separate access to upper storeys or preclude the restoration of such an access if already removed.
- 8.2 Where appropriate the Council, in consultation with the Highway Authority, will seek to introduce schemes to **rationalise traffic and pedestrian signs and other street furniture** in conservation areas in the interests of the amenity. It is

recognised that obstructive traffic signs and other street furniture can create 'clutter' and form a visual intrusion that detracts from the appearance and character of the District's conservation areas. The intention of this guidance is to minimise such impacts.

- 8.3 Through the control of new development and Enhancement Schemes carried out in conjunction with the Highway Authority, the Council will ensure that **traditional paved areas** are conserved and maintained. Considerable investment has been made on many listed and non listed buildings in the conservation areas throughout the County. The purpose of this advice is to ensure that similar attention is paid to the space between the buildings in particular the traditional paved areas.

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